



102 Roadrunner Drive
Sedona, Arizona 86336
www.SedonaAZ.gov

AGENDA

CITY OF SEDONA PLANNING AND ZONING COMMISSION

PUBLIC HEARING TUESDAY JANUARY 3, 2012 5:30 P.M.

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on **Tuesday, January 3, 2012 at 5:30 p.m.**, in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

(10 minutes 5:30 - 5:40 for agenda items 1-4)

1. Verification of notice, call to order, pledge of allegiance, roll call.
2. Commission/Staff announcements and summary of current events by Chairman/staff
3. Approval of minutes for the following meetings:

Tuesday, December 6, 2011 (R)

4. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).

5. **CONSIDERATION OF THE FOLLOWING REQUEST THROUGH PUBLIC HEARING PROCEDURES: (60 minutes 5:40 – 6:40)**

Discussion/possible action regarding a request for Development Review for Natural Grocers. The applicant is proposing a new, approximately 13,903 square-foot retail grocery store on approximately 1.66-acres, located at 1915 West S.R. 89A (east of and adjacent to the Walgreens development). The subject property is currently zoned C-1 (General Commercial). A general description of the area affected includes but is not necessarily limited to the area south of State Route 89A between Kallof Place and Sunset Drive. The subject property is further identified as Assessor's Parcel Number: 408-26-030E.

Applicant: Leadership Circle, LLC
Case number: DEV2011-1

6. Discussion regarding funding for the SR 89A redevelopment plan and possible inclusion in the City's Five Year Capital Improvement Plan. **(20 minutes 6:40 – 7:00)**
7. Discussion regarding the Community Plan Update **(30 minutes 7:00 – 7:30)**.
8. Discussion/possible action regarding future meeting dates and agenda items: **(5 minutes 7:30 – 7:35)**

Thursday, January 12, 2012 – 3:30 p.m. – Worksession

Tuesday, January 17, 2012 – 5:30 p.m. – Regular

Thursday, February 2, 2012 – 3:30 p.m. – Worksession

Tuesday, February 7, 2012 – 5:30 p.m. – Regular

9. Adjournment **(7:35 pm)**


NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

NOTE: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The City Council Chambers is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made twenty-four hours prior to the meeting.



John O'Brien, Director
Department of Community Development


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Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____ By: _____